



Social Impact Assessment for: Ōtaki Māori Racecourse Residential Development

PREPARED FOR
The Wellington Company



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1. Executive Summary

The population within the study area has increased from 7,500 people in 2013 to 9,200 people in 2021, an increase of approximately 1,700 people (an average of 240 per annum). Over the 2023-2033 period, the population is projected to increase from 10,500 to 14,700. This equates to an average annual increase of 280 people.

Households within the study area have increased from 3,100 in 2013 to approximately 3,700 households in 2021, an increase of 550 (an average of 80 per annum). Over the 2023-2033 period, the households are projected to increase from 4,200 to 5,900. This equates to an average annual increase of 120 households.

The study area is skewed toward the European and Māori ethnicity when compared to the national average.

The study area has a similar school-aged population compared to the Kapiti Coast District (22% and 23%).

There are currently 6 in-zone schools (3 primary schools, 1 secondary school and 2 composite schools) for the proposed development (i.e., where residents in the proposed development will be able to take their children).

Over the 2023-2033 period, the total school-age children will increase from 1,500 to 1,900 for primary schools and from 700 to 900 for secondary schools. This is an annual increase in demand of 40 and 20 respectively.

In-zone schools are expected to reach full capacity by mid-2026 for primary schools and by mid-2025 for secondary schools. Therefore, a new primary and secondary school within Otaki would be required in the medium term.

Additionally, The Ministry of Education's National Education Growth Plan 2030 ("NEGP-2030") identifies the growing pressure on exiting schools within the Northern Kapiti Coast District. As such, it outlines various planning mechanisms in the short, medium and long term to accommodate increasing schooling demand within the Northern Kapiti Coast District.

The planning mechanisms stated in the NEGP-2030 report are as below:

"We are planning for further specialist learning support provision across both the primary and secondary network. This will likely be two satellite units (one at primary level and one at secondary level)"; and,

"We will consider options for maximising our existing school site on the rural boundary (Te Horo School), including developing a master planned capacity with this school"; and,

"There is a desire from iwi in this area to expand provision and develop new kura. We anticipate an application from iwi to establish a kura in this area. We anticipate growth in this network, and the two existing kura in Kāpiti may require additional capacity"; and,



"To accommodate this growth, we anticipate establishing a new primary school on a site acquired prior to 2030".

Future residents of the proposed development would have access to approximately 5,850 jobs within 15-minute drive and 16,520 jobs within 20-minute drive. Key employment locations include Paraparaumu, Waikanae, Levin and Otaki.

The study area has experienced consistent growth in the number of businesses and employees since 2017. There were a total of 1,290 businesses employing 3,000 people in 2017. In 2021, the number of businesses increased to 1,400, employing 3,280 people. This equates to an increase of 30 businesses and 70 employees per annum over this period.

The proposed development is within close proximity of a wide range of amenities that support residential development. Most notably:

- Otaki Town Centre and supermarkets within 2 km or 3-minute drive
- Otaki train and bus station within 1.5 km or 2-minute drive
- Access to 9 churches, a library, parks and playgrounds within 4 km or 5-minute drive
- Otaki Beach within 6 km or 10-minute drive
- Major towns including Paraparaumu, Waikanae and Levin within 15-20-minute drive

In summary, there is adequate social infrastructure within the study area that supports the proposed development. Therefore, the proposed development is not expected to have any discernible adverse social impacts on the existing schooling, employment and public amenities within the study area, and instead would contribute positively to support the existing social infrastructure.



2. Introduction

This report provides an assessment of the social impact of a proposed 400-580 dwelling development. This includes an assessment of the impact on local schools, access to employment and proximity to a range of public amenities.

2.1. The Proposal

Figure 1 outlines the location of the proposed development site. It is located on the periphery of the Otaki township and has a site area of approximately 59.8 hectares. The proposal is to develop a mix of stand alone, terrace houses and apartments, totaling approximately 400-580 new dwellings.

Figure 1: Proposal Site

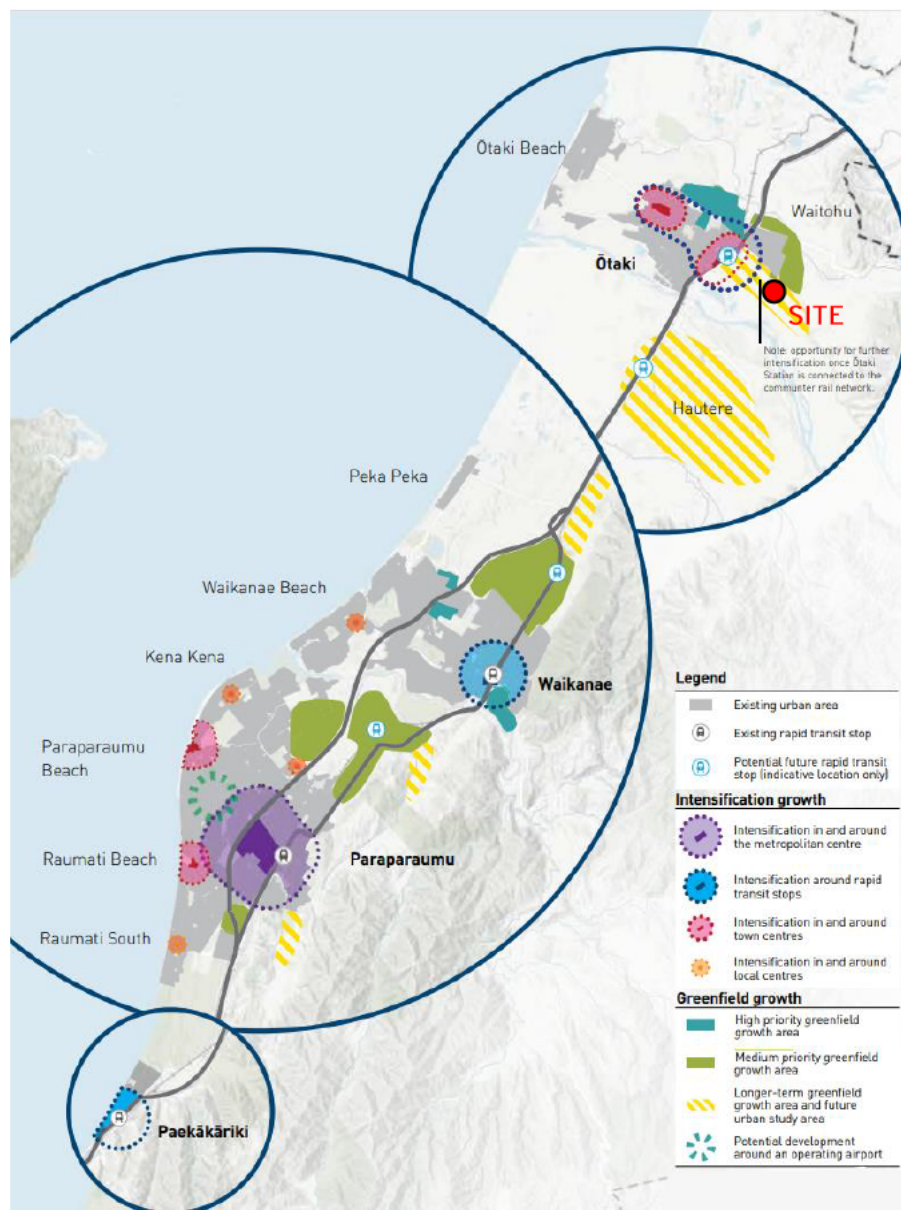


Source: Moller Architects

The proposed development site is currently zoned Rural however has been identified as a 'longer-term greenfield growth area and future urban study area' in the District Council's growth strategy consultation document. This is outlined in Figure 2. This reflects the proposed development's locational benefits.



Figure 2: Kapiti District Council Growth Strategy



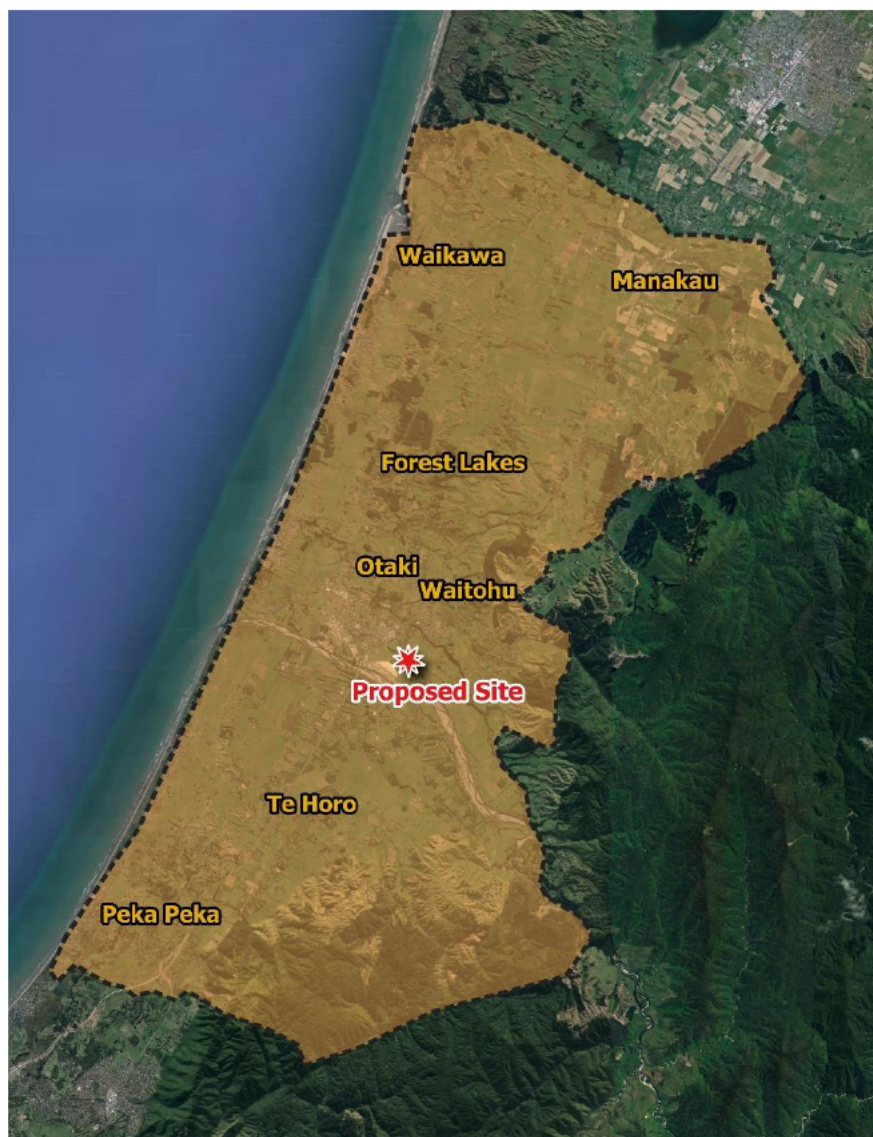
Source: Kapiti Coast District Council



3. Study Area

Figure 3 outlines the study area for the assessment undertaken in this report. It includes the northern areas of the Kapiti Coast District and the southern areas of Horowhenua District.

Figure 3: Study Area



Source: Urban Economics



4. Historic and Projected Population & Household Growth

This section provides an overview of population and household trends in the study area. Figure 4 shows the actual population and households in the study area over the 2013-2021 period. The main points to note are:

- Population has increased from 7,500 people in 2013 to 9,200 people in 2021, an increase of approximately 1,700 people (an average of 240 per annum).
- Households have increased from 3,100 in 2013 to approximately 3,700 households in 2021, an increase of 550 (an average of 80 per annum).

Figure 4: Study Area Historic Population and Households

	Year			Growth (p.a.)	
	2013	2018	2021	2013 - 2018	2018 - 2021
Population	7,500	8,400	9,200	180	270
Households	3,100	3,360	3,700	50	110

Source: Statistics NZ

Figure 5 outlines the projected population and household growth for the study area. The main points to note are:

- Over the 2023-2033 period, the population is projected to increase from 10,500 to 14,700. This equates to an average annual increase of 280 people.
- Over the 2023-2033 period, the households are projected to increase from 4,200 to 5,900. This equates to an average annual increase of 120 households.
- Overall, the strong rate of growth in the study area has many social and economic benefits, however, there is a need to ensure sufficient social services, such as access to schools and employment.

Figure 5: Study Area Population and Household Growth Projection (2023 - 2038)

	Year				Growth (p.a.)		
	2023	2028	2033	2038	2023-2028	2028-2033	2033-2038
Population	10,500	11,900	13,300	14,700	280	280	280
Households	4,200	4,800	5,300	5,900	120	120	120

Source: Statistics NZ



5. Demographic Profile

Figure 6 outlines the demographic profile of the study area. It is benchmarked against the demographic profile for the Kapiti Coast District and New Zealand. Some of the key points to note are:

- The study area has a slightly lower median income when compared to the Kapiti Coast District (\$28,600 vs \$30,300)
- The study area has an older age profile compared to the national average, with approximately one-third of the population above the age of 60.
- The study area has a similar school-aged population compared to the Kapiti Coast District (22% and 23%).
- The study area is skewed towards the European and Māori ethnicity when compared to New Zealand.

Figure 6: Demographic Profile 2018 Census

Demographic Data	Study Area	Kapiti Coast	New Zealand
Population	9,200	55,200	4,700,000
Households	6,130	22,080	1,653,000
Household Size	1.5	2.5	2.8
Personal Income			
Median Income	\$28,600	\$30,300	\$40,040
\$5,000 or less	10%	10%	5%
\$5,001 - \$10,000	4%	4%	4%
\$10,001 - \$20,000	23%	19%	17%
\$20,001 - \$30,000	18%	18%	14%
\$30,001 - \$50,000	20%	19%	21%
\$50,001 - \$70,000	12%	12%	14%
\$70,001 or more	13%	18%	25%
Sex			
Male	48%	47%	49%
Female	51%	53%	51%
Age Bracket			
Under 5 years	5%	5%	6%
5-10 years	6%	6%	7%
10-15 years	6%	6%	7%
15-20 years	5%	6%	6%
20 - 40 years	18%	17%	27%
40 - 60 years	28%	28%	26%
Over 60 years	32%	32%	21%
Ethnicity			
European	68%	78%	64%
Māori	24%	13%	13%
Pacific Peoples	3%	3%	6%
Asian	3%	4%	14%
MELAA*	0%	1%	1%
Other Ethnicity	1%	1%	1%
Education			
No Qualification	21%	17%	21%
Certificate/Diploma	60%	59%	37%
Bachelor Degree or Higher	19%	24%	42%

Source: StatsNZ, Urban Economics

*MELAA: Middle Eastern, Latin American or African



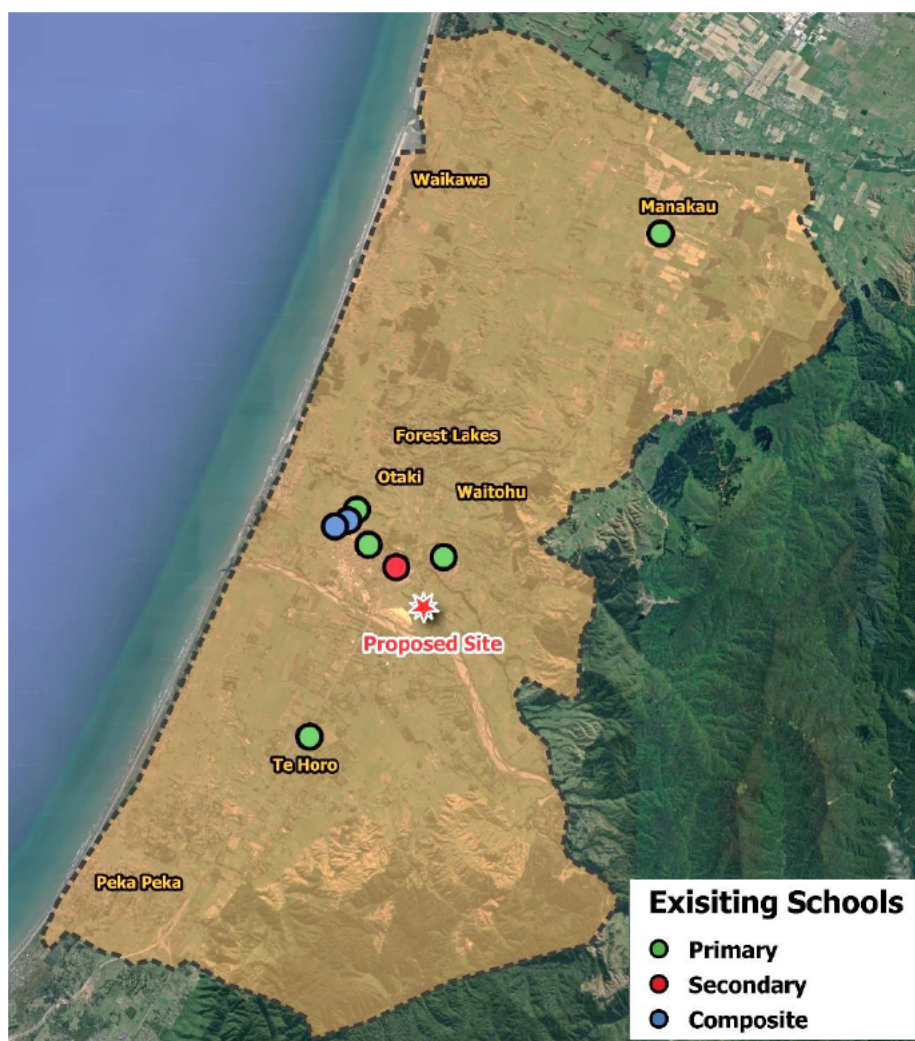
6. School Capacity

This section evaluates the current roll and unutilised capacity in schools that are in-zone for the proposed development. The future school demand is then assessed.

6.1. Existing Schools

There are currently 8 schools within the study area, including 5 primary schools, 1 secondary school and 2 composite schools (Primary and Secondary). Figure 7 outlines the location of these schools.

Figure 7: School Zone Catchment Map

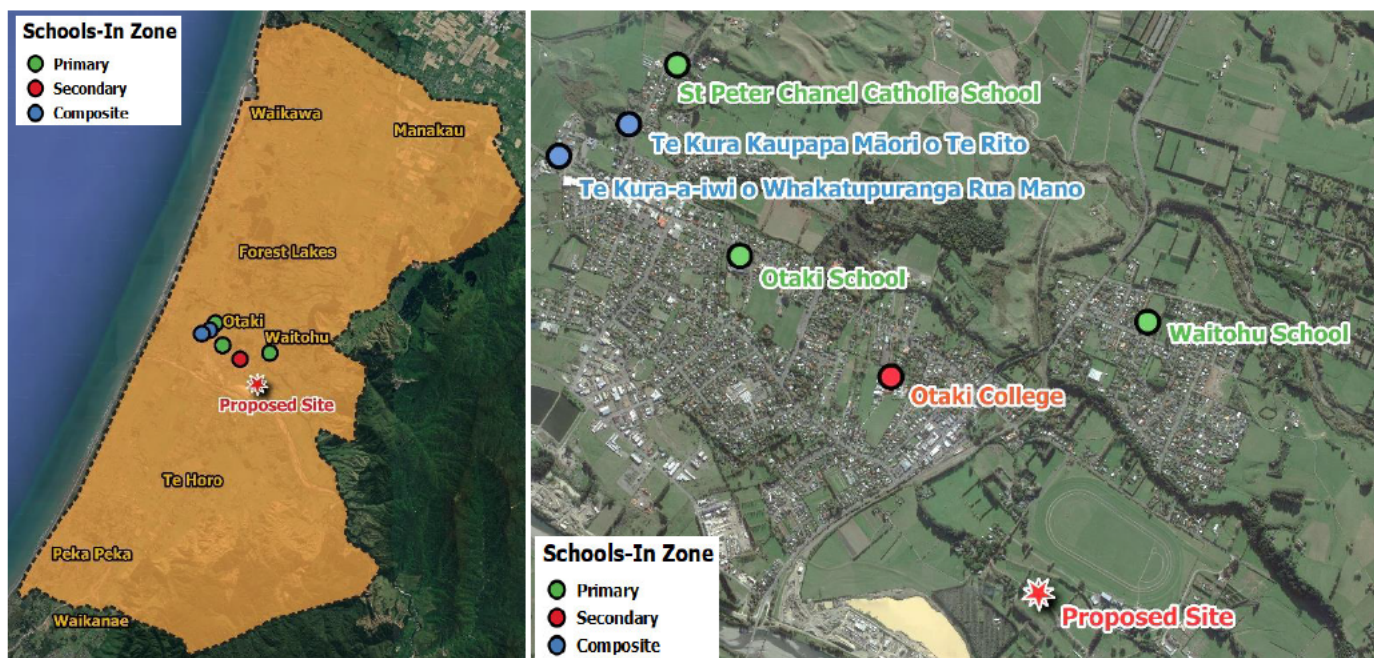


Source: Ministry of Education

6.2. Proposed Development Schools Zones

The following figures outline the schools that are 'in-zone' for the proposed development (i.e., where residents in the proposed development will be able to take their children). In total, residents will have access to 3 primary, 1 secondary and 2 composite schools (primary and secondary) as outlined in Figure 9.

Figure 8: In-zone Schools for the Proposed Development



Source: Ministry of Education

Figure 9: In-zone Schools for the Proposed Development

School Type	School Name	Decile	Rolls
Primary	Waitohu School	5	283
	Otaki School	4	176
	St Peter Chanel School	4	24
Secondary	Otaki College	4	487
Composite	TKKM o Te Rito	5	80
	Te Kura-a-iwi o Whakatupuranga Rua Mano	3	193

Source: Ministry Of Education

6.3. Projected School Demand

Figure 10 outlines the projected demand for in-zone schools on an annualised basis. Some of the key points to note are as follows:

- Over the 2023-2033 period, the total school-age children will increase from 1,500 to 1,900 for primary schools, and from 700 to 900 for secondary schools. This is an annual increase in demand of 40 and 20 respectively.



Figure 10: Projected Schooling Demand 2023-2033

School Type	Projected Demand			Projected Demand (p.a)	
	2023	2028	2033	2023 - 2028	2028 - 2033
Primary	1,500	1,700	1,900	40	40
Secondary	700	800	900	20	20
Total Demand	2,200	2,500	2,800	60	60

Source: Statistics NZ, Urban Economics

6.4. Current and Projected School Capacity

This section outlines the schooling capacity for each of the in-zone schools. Detailed tables of the total and remaining capacity of individual schools are provided Appendix 1. Figures 11-13 outline the projected schooling capacity for primary and secondary schools. Some of the key points to note are:

- Currently, primary schools have a total capacity for approximately 815 students, with a remaining capacity for approximately 175 students. With an annual demand growth of 40 students per annum, it equates to 4.4 years of remaining capacity.
- Currently, secondary schools have a total capacity for approximately 670 students, with a remaining capacity for approximately 65 students. With an annual demand growth of 20 students per annum, it equates to 3.3 years of remaining capacity.
- As evident from Figures 12 & 13, in-zone schooling capacity is expected to reach full capacity by mid-2026 for primary schools and by mid-2025 for secondary schools. Therefore, a new primary and secondary school within Otaki would be required in the medium term.

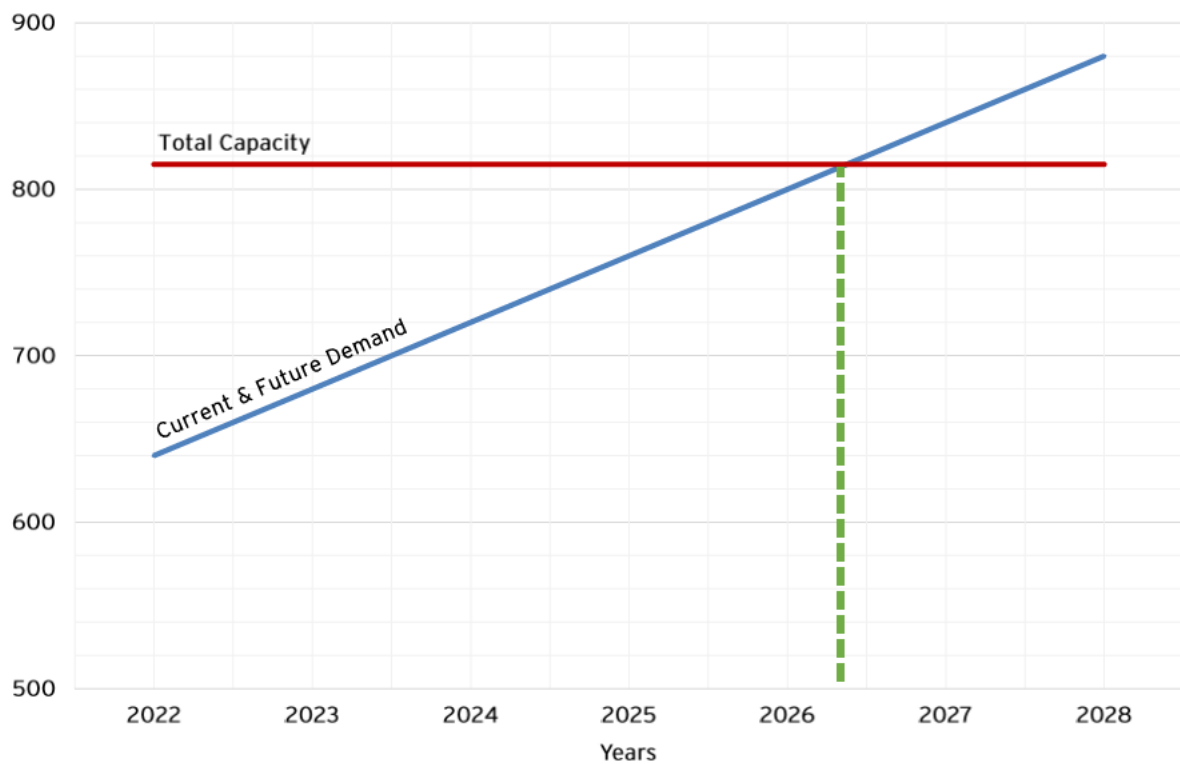
Figure 11: Projected Schooling Capacity

School Type	Total Capacity	Remaining Capacity	Demand Growth (p.a)	Years of Remaining Capacity
Primary	815	175	40	4.4
Secondary	670	65	20	3.3

Source: Various, Urban Economics

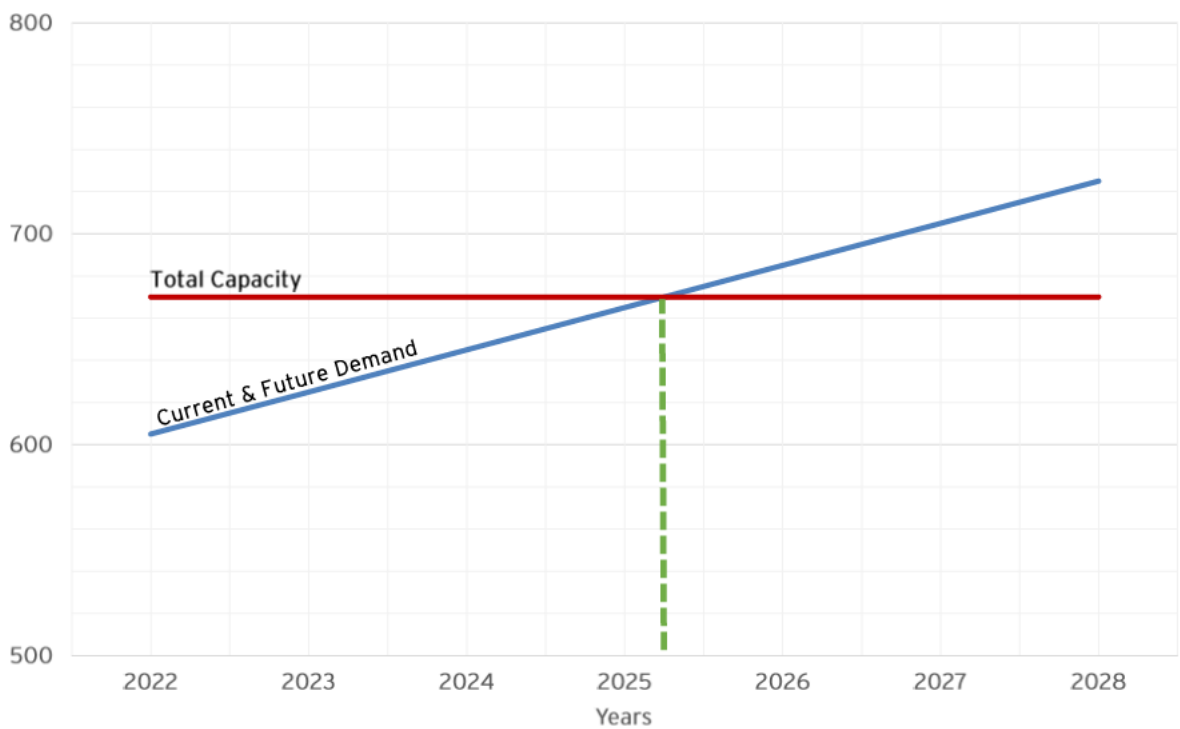


Figure 12: Projected Schooling Total Capacity and Years of Remaining Capacity (Primary Schools)



Source: Various, Urban Economics

Figure 13: Projected Schooling Total Capacity and Years of Remaining Capacity (Secondary Schools)



Source: Various, Urban Economics



7. National Education Growth Plan 2030

The Ministry of Education's National Education Growth Plan 2030 ("NEGP-2030") identifies the growing pressure on exiting schools within the Northern Kapiti Coast District¹. The NEGP-2030 states,

"Current population projections do not account for the growth we are expecting as a result of the investment in transport infrastructure. In the short-term, we anticipate an additional 200 student places will be required across four schools in the catchment to cater for growth. We are planning to accommodate at least an additional 125 students in the network by 2030".

As such, it outlines various planning mechanisms in the short, medium and long term to accommodate increasing schooling demand within the Northern Kapiti Coast District.

The planning mechanisms stated in the NEGP-2030 report are as below:

"We are planning for further specialist learning support provision across both the primary and secondary network. This will likely be two satellite units (one at primary level and one at secondary level)"; and,

"We will consider options for maximising our existing school site on the rural boundary (Te Horo School), including developing a master planned capacity with this school"; and,

"There is a desire from iwi in this area to expand provision and develop new kura. We anticipate an application from iwi to establish a kura in this area. We anticipate growth in this network, and the two existing kura in Kāpiti may require additional capacity"; and,

"To accommodate this growth, we anticipate establishing a new primary school on a site acquired prior to 2030".

8. Employment Opportunities

8.1. Proximity to Employment

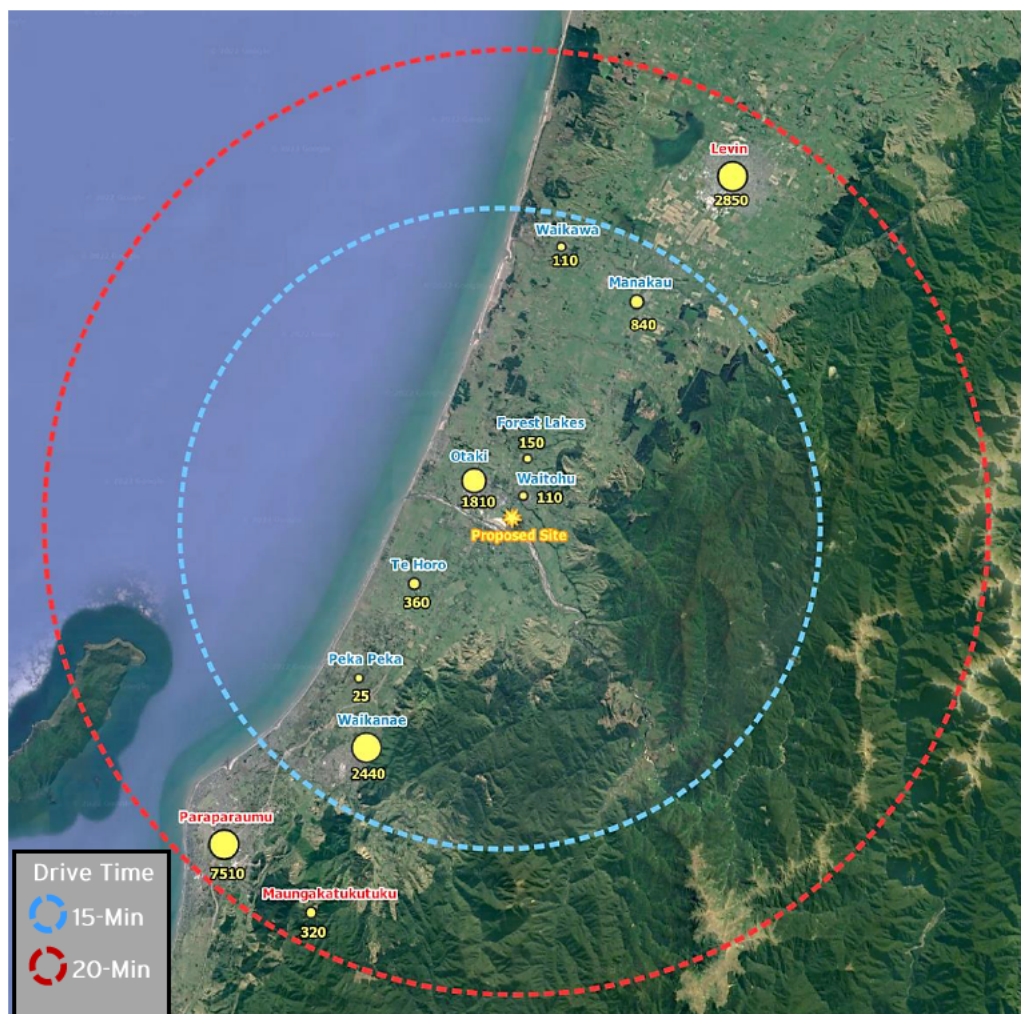
Figure 14 outlines the employment opportunities accessible from the proposed development within a 15-20 minute drive. Some of the key points to note are as below:

- Future residents of the proposed development would have access to approximately 5,850 jobs within 15-minute drive and 16,520 jobs within 20-minute drive.
- Key employment locations include Paraparaumu, Waikanae, Levin and Otaki.

¹ <https://assets.education.govt.nz/public/Uploads/290819-NEGP-final-version-May-2019.pdf>



Figure 14: Employment Opportunities



Source: Statistics NZ, Google Maps

8.2. Businesses and Employment Trends 2017-2021

Figure 15 outlines the businesses and employment growth within the study area between 2017-2021. The main points to note are:

- The study area has experienced consistent growth in the number of businesses and employees since 2017.
- There were a total of 1,290 businesses employing 3,000 people in 2017. In 2021, the number of businesses increased to 1,400, employing 3,280 people. This equates to an increase of 30 businesses and 70 employees per annum over this period.

This indicates that the residents of the proposed development would have access to a range of jobs within the study area.



Figure 15: Number of Businesses and Employment Trends (2017-2021)

	Year					Growth p.a.		
	2017	2018	2019	2020	2021	2017-2019	2019-2021	2017-2021
Businesses	1,290	1,310	1,320	1,370	1,400	20	40	30
Employment	3,000	3,130	3,190	3,260	3,280	100	50	70

Source: Statistics NZ

9. Access To Amenity

The proposed development is within close proximity of a wide range of amenities that support residential development. Most notably:

- Otaki Town Centre and supermarkets within 2 km or 3-minute drive
- Otaki train and bus station within 1.5 km or 2-minute drive
- Access to 9 churches, a library, parks and playgrounds within 4 km or 5-minute drive
- Otaki Beach within 6 km or 10-minute drive
- Major towns including Paraparaumu, Waikanae and Levin within 15-20-minute drive

10. Conclusion

In summary, there is adequate social infrastructure within the study area that supports the proposed development. Therefore, the proposed development is not expected to have any discernible adverse social impacts on the existing schooling, employment and public amenities within the study area, and instead would contribute positively to support the existing social infrastructure.



11. Appendix 1: School Capacity

Figure 16: Primary and Secondary Schooling Capacity

School Type	School Name	Rolls	Total Capacity	Remaining Capacity
Primary	Waitohu School	285	330	45
	Otaki School	175	230	55
	St Peter Chanel School (Otaki)	25	65	40
	TKKM o Te Rito	50	60	10
	Te Kura-a-iwi o Whakatupuranga Rua Mano	105	130	25
Sub Total		640	815	175
Secondary	Otaki College	485	520	35
	TKKM o Te Rito	30	50	20
	Te Kura-a-iwi o Whakatupuranga Rua Mano	90	100	10
Sub Total		605	670	65
Total		1,245	1,485	240

Source: Various